

Niguel Shores Community Association

Executive Session Agenda

May 21, 2025

ATTENDEES

Mark Russell, President Heather Hardinig Brian Porter, 2nd Vice President Bob Berkery, CFO Rick Palmer, Secretary	John Muller, General Manager Karen Decker, Architectural Manager, Recording Secretary John MacDowell, Corporate Counsel
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NEW BOARD ORIENTATION MEETING – 3:00 PM

CALL TO ORDER – EXECUTIVE SESSION – 4:00 PM

MINUTES

- a. April 09, 2025 – Executive Session

DELINQUENCY

Foreclosure

Liens

Request for Dispute Resolution

LEGAL

- a. Fiore Monthly Legal Status Report – John McDowell
- b. Legal Fee Analyst
- c. May 2025 Litigation Notification

CONTRACTS

- a. Enumerate
- b. Securitas

BUSINESS

- a. 2025 Employee Handbook

MEMBER DISCIPLINE (HEARINGS)

- a. 4:30 pm - verbal abuse of staff
- b. 4:50 pm –Dog off leash / Dog attack
- c. 5:00 pm –Verbal and Physical Abuse of Staff
- d. 5:15 pm –Alteration of property on Association Easement

DISCUSSION ITEMS

- a. Securitas Weekly Reports

ADJOURNMENT - 6:00 PM